

2009-015311

Klamath County, Oregon



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12/03/2009 01:26:33 PM

Fee: \$47.00

After recording, return to:

Jo-Ann Fairbanks
1565 West Hacienda Avenue
Campbell CA 95008

-----Above this line reserved for official use only-----

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FISERV ISS & CO., custodians FBO JoAnn Fairbanks IRA, as to an undivided \$10,000/\$100,000 interest, hereinafter referred to as "Grantor," does hereby remise, release, and forever quitclaim unto **Jo-Ann Fairbanks as to an undivided \$10,000/\$100,000 interest**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

See EXHIBIT "A"

AKA: 3844 DENVER AVENUE, KLAMATH FALLS, OREGON 97603

TAX I.D.: R541818

Prior instrument reference: Book XXX, Page XXX, Document No. 2007-20512, of the Recorder of Klamath County, Oregon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, state in terms of dollars is \$0.00.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

The property herein conveyed is not a part of the homestead of Grantor.

The true consideration for this conveyance is \$0.00 (complying with the requirements of ORS 93.030).

WITNESS Grantor(s) hand(s) this 19th day of November, 2009.

(sign):

Michelle Fausett

(print):

Lead

Fiserv ISS & CO., Custodian FBO Jo-Ann Fairbanks
IRA, as to an undivided \$10,000/\$100,000 interest

Documentary Transfer Tax is \$0.00.

Grantor(s) and Grantee(s) in this conveyance are comprised of the same parties, who continue to hold the same proportionate interest in the property.

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This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument the person acquiring fee title to the property should check with the appropriate planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930

STATE OF COLORADO
COUNTY OF DENVER

On 11/19/09 before me Seth Weaver A Notary Public,
Personally appeared Michelle Fausett
Known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument The person, or the entity upon behalf of which the person acted, executed the instrument,

WITNESS my hand and official seal

Seth Weaver
Notary Public

My commission Expires 10-02-2013

Print Name Seth Weaver

EXHIBIT "A"

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 330 feet South and 279.16 feet East of the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence East 137 feet; thence South 274 feet; thence Northwest along U.S.R.S. ditch to a point South of the point of beginning; thence North 203 feet to the point of beginning.